

Appeal Decision

Site visit made on 14 September 2016

by Mr C J Tivey BSc (Hons) BPI MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 21 September 2016

Appeal Ref: APP/U3935/D/16/3153510

1 Grosvenor Road, Swindon SN1 4LT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr P Pang against the decision of Swindon Borough Council.
 - The application Ref S/16/0686/CHHO, dated 18 April 2016, was refused by notice dated 24 May 2016.
 - The development proposed is for a two storey side extension.
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Decision

1. I dismiss the appeal.

Main Issues

2. The main issues are the effect of the appeal proposal on the character and appearance of the area; and upon the living conditions of the occupants of dwellings to the north of the application site, with specific reference to privacy.

Reasons

Character and Appearance

3. The appeal proposal relates to an end of terrace house situated within a residential street comprising quite well conserved period properties. A service access road runs adjacent to the northern boundary of the site which causes it to taper in; it is therefore triangular in shape which runs counter to the general plot layouts within the area. The existing flank elevation of 1 Grosvenor Road is highly visible in the street scene and the construction of an extension with an angled wall would be at odds with the more traditional architectural building forms which are apparent on the appeal property and within the wider area.
4. I acknowledge that the appellant's intention was to design the extension with the view of finishing off the row of terraced properties in a similar fashion to the other end of the row at 19 Grosvenor Road, although I noted on my visit that that property had not been extended in a similar way. In any event, each case must be assessed on its own merits.
5. On this matter, and notwithstanding the fact that the extension would be built with materials to match the existing, I conclude that the proposed development, by virtue of the angled side wall design would represent an inharmonious addition to the appeal property. This would be detrimental to the character and

appearance of the host dwelling and its relationship with the terrace and the street scene. The proposal is contrary to Policy DE1 of the Swindon Borough Local Plan 2026 (2015) which requires a high standard of design for all types of development and requires proposals to have regard to context and character in respect of, amongst other things, existing built characteristics. I also find the proposal contrary to the Council's adopted "Residential Extensions and Alterations" SPD (2011) which advises that proposals for side extensions should ensure the external side wall is parallel with the existing side wall of the dwelling.

Living Conditions

6. I note from the proposed drawings that a secondary window to a new bedroom and an en-suite bathroom window would be situated at first floor level within the north facing flank elevation. Both of these windows could be obscurely glazed and fixed shut by way of the imposition of a planning condition, and, therefore, would mitigate any likelihood of overlooking of the adjacent properties. I therefore find on this matter that the proposal would not have a material impact on the amenity of neighbouring properties.

Conclusion

7. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

C J Tivey

INSPECTOR